



Order Filed on October 15, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b)  PHELAN HALLINAN DIAMOND & JONES, PC 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 856-813-5500 Attorneys for QUICKEN LOANS, LLC FORMERLY KNOWN AS (FKA) QUICKEN LOANS INC.
In Re:  KERRY A MEEKINS  Debtor

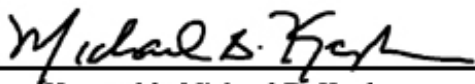
Case No.: 20-15287 - MBK  
Hearing Date: 10/14/2020 @ 09:00 AM  
Judge: MICHAEL B. KAPLAN  
Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

**ORDER VACATING STAY AND CO-DEBTOR STAY**

\_\_\_\_ The relief set forth on the following page is hereby **ORDERED**.

**DATED: October 15, 2020**

  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Upon the motion of QUICKEN LOANS, LLC FORMERLY KNOWN AS (FKA) QUICKEN LOANS INC., under 11 USC §362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

29 WESTWIND WAY, WESTAMPTON, NJ 08060

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the co-debtor stay under 11 U.S.C. 1301 is vacated as to the co-debtors, JUDITH C. REILLY, DECEASED, HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS/HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST, and KRISTIN REILLY, DECEASED, HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS/HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST, SHANNON GOODFELLOW, SHANNON GOODFELLOW, AS GUARDIAN OF RASHAWN C.D MITCHELL, A MINOR, CAMRYN J. M MITCHELL, A MINOR, AND AMAYHA B.M MITCHELL, A MINOR, CHARLES K.

MITCHELL, AS GUARDIAN OF RASHAWN C.D MITCHELL, A MINOR, CAMRYN J. M MITCHELL, A MINOR, AND AMAYHA B.M MITCHELL, A MINOR, KERRY A MEEKINS A/K/A KERRY MEEKINS, AS GUARDIAN OF JADA DAVOY, to permit QUICKEN LOANS, LLC FORMERLY KNOWN AS (FKA) QUICKEN LOANS INC. to pursue its rights in the real property described above and as to the co-debtors, JUDITH C. REILLY, DECEASED, HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS/HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST, and KRISTIN REILLY, DECEASED, HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS/HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST, SHANNON GOODFELLOW, SHANNON GOODFELLOW, AS GUARDIAN OF RASHAWN C.D MITCHELL, A MINOR, CAMRYN J. M MITCHELL, A MINOR, AND AMAYHA B.M MITCHELL, A MINOR, CHARLES K. MITCHELL, AS GUARDIAN OF RASHAWN C.D MITCHELL, A MINOR, CAMRYN J. M MITCHELL, A MINOR, AND AMAYHA B.M MITCHELL, A MINOR, KERRY A MEEKINS A/K/A KERRY MEEKINS, AS GUARDIAN OF JADA DAVOY.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 7/12/16*

In re:  
Kerry A Meekins  
Debtor(s)

Case No. 20-15287-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Oct 16, 2020

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 18, 2020:

Recip ID	Recipient Name and Address
db	+ Kerry A Meekins, 67 North Hill Drive, Westampton, NJ 08060-5719

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 18, 2020

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 16, 2020 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Aleisha Candace Jennings	on behalf of Creditor Wilmington Savings Fund Society ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Creditor Wilmington Savings Fund Society FSB ajennings@rasflaw.com
Denise E. Carlon	on behalf of Creditor QUICKEN LOANS LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Jonathan C. Schwalb	on behalf of Creditor Selene Finance LP as servicer for Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust bankruptcy@friedmanvartolo.com
Robert Davidow	

District/off: 0312-3

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on behalf of Creditor QUICKEN LOANS LLC FORMERLY KNOWN AS (FKA) QUICKEN LOANS INC.  
nj.bkecf@fedphe.com

Robert Davidow

on behalf of Creditor QUICKEN LOANS LLC nj.bkecf@fedphe.com

Sherri Jennifer Smith

on behalf of Creditor QUICKEN LOANS LLC FORMERLY KNOWN AS (FKA) QUICKEN LOANS INC.  
nj.bkecf@fedphe.com, nj.bkecf@fedphe.com

Thomas G. Egner

on behalf of Debtor Kerry A Meekins tegner@mcdowelllegal.com  
tcuccuini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamis  
on@mcdowelllegal.com;cgetz@mcdowelllegal.com;egnertr62202@notify.bestcase.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10